



Insurance Information

As you progress through the home buying process, the question of insurance will be raised. Here are the basic types of insurance you should know something about. Be aware that most policies contain standard exclusions and exceptions.

Required Insurance

Homeowner's Insurance

Homeowner's insurance covers fire, theft, certain natural disasters and personal liability if someone is injured on your property. It protects the lender against the loss of the property securing your mortgage. You'll have to prove that you have adequate homeowner's coverage as a condition of obtaining a mortgage.

Title Insurance

Several things happen behind the scenes when you buy a house. For example, America First will have someone perform a title search to make sure the seller has a legal right to transfer ownership, and to see if there are liens or restrictions on the property. A lawyer, abstractor or employee of the title company does the title search.

Title insurance provides protection against financial loss in case a defect in the title turns up at some future date. Possible defects include:

- Flawed information in deeds or mortgages (like an incorrect name)
- Liens or claims against the property or the property owner (unpaid taxes or bills for water service)
- Claims to ownership from a former owner or spouse
- Invalid deeds (from a past sale or transfer by a party who didn't actually own the property)

Insurance that may be required

Private Mortgage Insurance

When you acquire a mortgage with less than a 20 percent down payment, America First may require you to buy mortgage insurance. This coverage helps protect the lender in case you can't make your payments and default on the loan. America First isn't the only beneficiary. Mortgage insurance makes it possible for people with small down payments to buy the home of their choice.

Flood Insurance

Flooding is not covered by a standard homeowner's insurance policy. To determine if you need flood insurance, ask your insurance professional about the flood history in your area.

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If there is a potential for flooding, you will be required by America First to purchase a policy that covers the structure and your personal belongings.

Flood insurance can be purchased from an insurance agent or company under contract with the Federal Insurance Administration (FIA), part of the Federal Emergency Management Agency (FEMA). Flood insurance is only available where the local government has adopted adequate flood plain management regulations under the National Flood Insurance Program (NFIP).

Optional Insurance

America First Credit Union Insurance Relationships

America First Credit Union makes available a number of products and services that complement our primary financial accounts. As a member, you have access to the benefits offered by and through CUNA Brokerage Services, Inc. These services are designed to help you protect your financial resources and meet your economic goals. Please contact any of the following America First Credit Union affiliates to develop your financial plans for the future:

Liberty Mutual Insurance (homeowner's)

1-888-380-9287

1-877-291-4509 toll-free for an office nearest you

CUNA Mutual Life Insurance Company (mortgage life insurance)

1-800-999-3961, extension 8934

MEMBERS Financial Services Program (insurance & investments)

1-800-999-3961, extension 8936

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